

Recording requested by:  
**SERVICELINK**



Return Address:  
**Fred Saunders and Rosamaria Chavero**  
**1278 Arrezo Drive**  
**Sedro Woolley, WA 98284**

Skagit County Auditor      \$76.00  
12/27/2016 Page      1 of      4 1:12PM

<b>Document Title(s)</b>  <b>SPECIAL/LIMITED WARRANTY DEED</b>
<b>Grantor(s)</b>  <b>U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass-Through Certificates, Series 2006-7</b>
<b>Grantee(s)</b>  <b>Fred Saunders and Rosamaria Chavero Husband and Wife</b>
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or section, township, range)  <b>Lot 17, "Sauk Mountain View Estates - South</b> <b>SKagit County WA</b>
<b>Assessor's Property Tax Parcel/Account Number</b>  <b>P120678</b>
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**SPECIAL/LIMITED WARRANTY DEED**

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,  
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:

**Fred Saunders and Rosamaria Chavero**  
**1278 Arrezo Drive Sedro Woolley, WA 98284**

Commitment Number: 160231761

Seller's Loan Number: 0009333808

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 5810

DEC 27 2016

Amount Paid is 3249.<sup>05</sup>

Skagit Co. Treasurer:

By *nam* Deputy

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**P120678**

**ABBREVIATED LEGAL : Lot 17, "Sauk Mountain View Estates - South**

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**U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass-Through Certificates, Series 2006-7, whose mailing address is 3217 S. Decker Lake Drive Salt Lake City, UT 84119, hereinafter grantor, for \$182,250.00 (One Hundred Eighty Two Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of limited warranty to Fred Saunders and Rosamaria Chavero Husband and Wife, hereinafter grantees, whose tax mailing address is 1278 Arrezo Drive Sedro Woolley, WA 98284, the following real property:**

**LEGAL DESCRIPTION:**

**Lot 17, "Sauk Mountain View Estates - South - a Planned Residential Development, "recorded on June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington. Except the Northeasterly 2.5 feet thereof. Situate in the county of Skagit, State of Washington.**

**Assessor's Parcel Number: P120678**

**Property Address is: 1278 Arrezo Drive Sedro Woolley, WA 98284.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **201607270041**

Executed by the undersigned on Dec 19, 2016:

**U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass-Through Certificates, Series 2006-7, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: Terry Boren DEC 19 2016  
Its: Document Control Officer

STATE OF UTAH  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on Dec. 19, 2016 by Terry Boren its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Trust 2006-7 Home Equity Pass-Through Certificates, Series 2006-7** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Patricia Lerwill  
Notary Public

